

Staff Summary

Prior Council Action:

January 17, 2002- Council approved a resolution directing the Planning Commission to consider neighborhood plans for four combined planning areas in Austin, including the North Burnet/Gateway NPAs.

November 6, 2003 – Council approved Ordinance No. 031106-34 Amending the FY 2003-2004 Transportation, Planning, and Sustainability Department Capital Budget to appropriate funding from the Capital Metro Transit Authority, including 1) Increase appropriation to Regional Mobility Projects by amount of \$500,000 for the North Burnet/Gateway Neighborhood Transportation Plan.

January 13, 2005 – Council approved a motion authorizing the negotiation and execution of a professional services agreement with Carter & Burgess, Inc. for the North Burnet/Gateway Transportation and Urban Design Study.

November 1, 2007 – Council approved: 1) Ordinance No. 20071101-050 amending the Austin Tomorrow Comprehensive Plan by adopting the North Burnet/Gateway 2035 Master Plan; 2) Ordinance No. 20071101-051 rezoning and changing the zoning map to add a neighborhood plan (NP) combining district to the base zoning districts on approximately 1,493 acres of land generally known as the North Burnet/Gateway Neighborhood Plan area; and 3) Ordinance No. 20071101-052 amending Chapter 25-2 of the City Code to create the North Burnet/Gateway Overlay District and to establish associated site development regulations.

August 7, 2008 – Council set a public hearing to create the NB/G zoning district and establish associated development regulations.

Description

On November 1, 2007 the Austin City Council adopted the North Burnet/Gateway (NBG) Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan to guide future development and redevelopment in the North Burnet/Gateway area. The Master Plan presents a long-term vision for the area to redevelop the existing low density, auto-oriented commercial and industrial uses into a higher density mixed-use neighborhood that is more pedestrian-friendly and takes advantage of the link to upcoming commuter rail service.

When the NBG Master Plan was adopted, the City Council directed City staff to develop a comprehensive set of zoning and site development regulations to implement the land use and urban design recommendations of the plan. The Master Plan recommends the creation of a design-based zoning code to promote residential and mixed-use

development in the planning area; require better standards for urban design, building placement, and street connectivity; require pedestrian accommodation in site design; and create a development bonus system allowing increased building height and square footage to incentivize the provision of public benefits (such as affordable housing).

In response to City Council action on Nov. 1, 2007, the Neighborhood Planning and Zoning Department is proposing that properties in the planning area be rezoned and given North Burnet/Gateway (NBG) base district zoning.

This action will amend Chapter 25-2 to accomplish the following:

1. Create the North Burnet/Gateway (NBG) base zoning district, which will apply design-based zoning, site development and development bonus standards to implement the land use and urban design recommendations of the North Burnet/Gateway Master Plan, adopted November 1, 2007;
2. Repeal "Phase One" (interim) North Burnet/Gateway Overlay District regulations; and
3. Amend Subchapter E, Article 1 of the Land Development Code (Design Standards and Mixed Use) to exempt development built pursuant to the NBG zoning district regulations.